

**This Indenture made the** -----first----- day of

MAY---- in the year of our Lord one thousand nine hundred and NINETY FOUR-- (1994 )

**Between** EVELYN PRYOR, of the city of philadelphia-----

(hereinafter called the Grantor ), of the one part, and

WILLIAM PRYOR ----- (hereinafter called the Grantee ), of the other part,

**Witnesseth** That the said Grantor-----

for and in consideration of the sum of

lawful

ONE DOLLAR----- money of the United States of America, unto well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, -does----- granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee --her--- heirs and assigns,

ALL THOSE THREE CERTAIN continous lots or pieces of ground with the buildings and improvements thereon erected; SITUATE in the 28th Ward of the City of Philadelphia and described as follows, to wit:

PREMISES "A"

ONE THEREOF SITUATE on the NOrthwest corner of Susquehanna Avenue and Bancrift Street. CONTAINING in front or breadth on said Susquehanna Avenue 17 feet and extending of that width in length or depth Northward along th e West side of Bancroft Street 60 feet to a certain 3 feet wide alley leading Eastward into Bancroft Street.

PREMISES "B"

TWO THEREOF SITUATE on the North side of Susquehanna Avenue at th e distance of 17 feet Westward from the West side of Bancroft Street. CONTAINING in front or breadth on said Susquehanna Avenue 16 feet, 5 inches and extending of that width in length or depth Northward 60 feet to certain 3 feet wide alley extending Eastward into Bancroft Street and Westward into Willington Street.

PREMISES "C"

AND THE OTHER THEREOF SITUATE on the North side of Susquehanna Avenue Beginning at the distance of Thirty-three feet five inches Westard from the West side of Bancroft Street in the Twenty-eight h Ward of the City of Philadelphia. CONTAINING in front or breadth on the said Susquehanna Avenue, Sixteen feet five inches and extendind of that width Northward in length or depth Sixty feet to a certain Three feet wide alley whi ch runs from said Bancroft Street to Willington Street.

52215016

Page: 1 of 7  
05/24/2010 12:18PM

This Document Recorded  
05/24/2010 State RTT: 0.00  
12:18PM Local RTT: 0.00  
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Doc Id: 52215016  
Receipt #: 905211  
Rec Fee: 200.00



BEING NOS. 1617-1621 W Susquehanna Avenue  
BEING AS TO PREMISES "A" AND "B" AND "C" being inter alia the same premises which Virginia S. Hotchkiss, singlewoman by Deed dated November 24, 1937 and recorded at Philadelphia in the Office for the Recording of Deeds in and for the County of Philadelphia in November 26, 1937 in Deed Book DWH 456 pg. 45 conveyed unto William Bater and Edna S. Bater, his wife, in fee.

AND the said William Bater departed this life on the 6th day of May 1957 whereby title to premises became vested in the said Edna S. Bater, also known as Edna Sheibley BAtter, his wife, by right of survivorship.

AND THE SAID Edna S. Bater, a/k/a Edna Sheibley Bater being so seized thereoF, in fee, departed this life on the 17th day of May 1974 having first made and published her last Will and Testament in writing bearing date the first day of January A.D. 1969 duly proven and registered at Philadelphia, Pa. being Will #2042 Of 1974 wherein and whereby the said testatrix did provide as follows:

"Sixth: I give devise and bequeath all the rest, residue and remainder of my estate, real personal or mixed, whereverver situate to my son William S. Bater, absolutely and in fee."

AND the said Testatrix didnominate, constitue and appoint William S. Bater, and Floyd W. Tompkins, Executors of her estate to whom Letters Testamentary were duly granted by the Register of Wills of Philadelphia County on the day of June 1974.

AND ALSO BEING AS TO PREMISES "A" AND "B" the same premises which William S. Bater and Floyd W. Tompkins, Executors, etc. by Deed dated July 15, 1974 and recorded July 16, 1974 in the Office for the Recording of Deeds in and for the County of Philadelphia in Deed book DCC 664 pg. 569 granted and conveyed unto William S. Bater, in fee.

TOGETHER as respects to premises "A" and "B" with the free and common use, right, liberty and privilege of the above described alley at all times hereafter forever.

BEING 1621 W Susquehanna Avenue the same premises which Oliver T. Acker, in fee by INdenture dated the 28th day of 1940 and recorded in the Office for the Recording of Deeds in and for the City and County of Philadelphia in Deed Book D.H.W. No. 909 page 323 & c granted and conveyed unto Albert Lapenson and Tillie , his wife

AND the said Tillie Lapenson departed this life the ninth day of September 1965

**Together** with all and singular the -----building and----- improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantor , as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground described w--with the buildings and improvements thereon erected----- hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee , ----her---- heirs and assigns, to and for the only proper use and behoof of the said Grantee , ----her---- heirs and assigns forever.

**And** the said Grantor , -----and her----- heirs.

executors and administrators do covenant, promise and agree, to and with the said Grantee . her heirs and assigns, by these presents, that she the said Grantor and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee , her heirs and assigns, against her the said Grantor and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, them----- or any of them, shall and will

WARRANT and forever DEFEND.

**In Witness Whereof**, the party of the first part hereunto set hand and seal . Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

Notarial Seal  
Samuel B. Wofford, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires July 11, 1994

Member, Pennsylvania Association of Notaries

*Evelyn Dryer*



*Samuel B. Wofford*

Commonwealth of Pennsylvania  
County of Philadelphia

ss:

On this, the 1 st day of MAY, 1994, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the

the undersigned Officer,

personally appeared EVELYN PRYOR

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Notary Public

Notarial Seal  
Samuel B. Whisler, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires July 11, 1994  
Member, Pennsylvania Association of Notaries



EVELYN PRYOR

TO

WILLIAM PRYOR

PREMISES: 1617-21 W. Susquehanna  
Avenue, Philadelphia, Penna.

752-S John C. Clark Co., Phila. 1991

The address of the above-named Grantee  
is William Pryor  
2760 n 28 th street  
On behalf of the Grantee

**PHILADELPHIA REAL ESTATE**  
**TRANSFER TAX CERTIFICATION**

BOOK NO.

PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

NAME <i>Chris Statonay</i>	TELEPHONE NUMBER: ( )		
STREET ADDRESS 5804 Greene St	CITY Philadelphia	STATE PA	ZIP CODE 14188

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <i>Evelyn Pryor</i>	DATE OF ACCEPTANCE OF DOCUMENT <i>William Pryor</i>
STREET ADDRESS 1617 W. Susquehanna Ave PA 14121	STREET ADDRESS 1617 W. Susquehanna Ave PA 14121
CITY STATE ZIP CODE	CITY STATE ZIP CODE

**C. PROPERTY LOCATION**

STREET ADDRESS <i>1617 W. Susquehanna</i>	CITY TOWNSHIP, BOROUGH <i>Phila.</i>
COUNTY <i>Phila.</i>	SCHOOL DISTRICT <i>Phila</i>

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <i>\$100</i>	2. OTHER CONSIDERATION <i>+ 0</i>	3. TOTAL CONSIDERATION <i>= \$100</i>
4. COUNTY ASSESSED VALUE <i>\$480 00</i>	5. COMMON LEVEL RATIO FACTOR <i>x 3.06</i>	6. FAIR MARKET VALUE <i>= \$1468 00</i>

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_ (NAME OF DECEASED) \_\_\_\_\_ (ESTATE FILE NUMBER).
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) *Mother to son*

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

*Chris Statonay*

DATE

*5/24/10*

# PHILADELPHIA REAL ESTATE

## TRANSFER TAX CERTIFICATION

DATE RECORDED
CITY TAX PAID

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**A. CORRESPONDENT - All inquiries may be directed to the following person:**

NAME <i>Chris Hattaway</i>	TELEPHONE NUMBER: ( ) - ( ) - ( )		
STREET ADDRESS 5804 Greene St	CITY Philadelphia	STATE PA	ZIP CODE 19144

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <i>Evelyn Pryor</i>	DATE OF ACCEPTANCE OF DOCUMENT GRANTEE(S)/LESSEE(S) <i>William Pryor</i>			
STREET ADDRESS 1617 W. Susquehanna Ave	CITY Philadelphia	STATE PA	ZIP CODE 19121	
CITY Phila.	ZIP CODE	CITY	STATE	ZIP CODE

**C. PROPERTY LOCATION**

STREET ADDRESS <i>1619 U. Susquehanna Ave</i>	CITY, TOWNSHIP, BOROUGH <i>Phila.</i>	
COUNTY Phila.	SCHOOL DISTRICT <i>Phila.</i>	TAX PARCEL NUMBER

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <i>\$100</i>	2. OTHER CONSIDERATION + <i>0</i>	3. TOTAL CONSIDERATION = <i>\$100</i>
4. COUNTY ASSESSED VALUE <i>\$320.00</i>	5. COMMON LEVEL RATIO FACTOR X <i>3.06</i>	6. FAIR MARKET VALUE = <i>\$979.00</i>

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) \_\_\_\_\_ (ESTATE FILE NUMBER) \_\_\_\_\_
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_. Mortgagor (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) *Mother to son*

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

*Chris Hattaway*

DATE

*5/20/10*

# PHILADELPHIA REAL ESTATE

## TRANSFER TAX CERTIFICATION

DATE RECORDED  
CITY TAX PAID

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STREET ADDRESS 5804 Greene St	CITY Philadelphia	STATE PA	ZIP CODE 14144

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STREET ADDRESS 1617 W. Susquehanna Ave PA 14121	STREET ADDRESS 1617 W. Susquehanna Ave PA 14121
CITY STATE ZIP CODE	CITY STATE ZIP CODE

**C. PROPERTY LOCATION**

STREET ADDRESS 1621 W. Susquehanna	CITY TOWNSHIP, BOROUGH Phila.	
COUNTY Phila.	SCHOOL DISTRICT Phila.	
		TAX PARCEL NUMBER

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION \$160	2. OTHER CONSIDERATION + 0	3. TOTAL CONSIDERATION = \$160
4. COUNTY ASSESSED VALUE \$4480.00	5. COMMON LEVEL RATIO FACTOR x 3.06	6. FAIR MARKET VALUE = \$1468.00

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
-------------------------	-------------------------------------

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_ (NAME OF DECEASED) \_\_\_\_\_ (ESTATE FILE NUMBER).
- Transfer to Industrial Development Agency.
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- Corrective deed (Attach copy of the prior deed).
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SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

*Chris Statonay*

DATE

*5/24/10*